



Community Development Department  
 Building/Code Compliance/Planning/Property Maintenance Divisions  
 200 East Market Street  
 Aberdeen, WA 98520

Phone: 360.537.3238 Email: lscott@aberdeenwa.gov Fax: 360.537.3350

Date Received:

CA File/Permit #:

**APPLICATION FOR CRITICAL AREA REVIEW**

**Property Owner** (if there is more than one property owner, identify other owners on an additional sheet)

<b>Name:</b>	<input type="text"/>	<b>Organization (if applicable):</b>	<input type="text"/>
<b>Situs Address:</b>	<input type="text"/>	<b>Mailing Address (if different from Situs):</b>	<input type="text"/>
<b>Telephone:</b>	<input type="text"/>	<b>Email:</b>	<input type="text"/>

**Person doing the work or agent:** Same as property owner (if different from property owner, please provide contact information).

<b>Name:</b>	<input type="text"/>	<b>Organization (if applicable):</b>	<input type="text"/>
<b>Situs Address:</b>	<input type="text"/>	<b>Mailing Address (if different from Situs):</b>	<input type="text"/>
<b>Telephone:</b>	<input type="text"/>	<b>Email:</b>	<input type="text"/>

**Site Information**

**Situs Address/ Legal Description:**

<b>Parcel #:</b>	<input type="text"/>	<b>Parcel Size:</b>	<input type="text"/>
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**Type of Critical Areas that will be impacted:**

- Wetlands                     
  Geologically Hazardous Areas   
  Frequently Flooded Areas  
 Fish and Wildlife Habitats (including streams)

**Provide a brief project description:**

**Project description continued:**

**Proposed Start Date:**

**Proposed End Date:**

**SIGNATURE**

I, \_\_\_\_\_ (Property Owner), declare that I am the owner of the property described above and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

I designate \_\_\_\_\_ (Person Doing the Work/Agent) to act as my agent with respect to this project.

I agree to reimburse the City of Aberdeen for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with City Staff.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

**Property Owner:**

**Signature:**

**Date:**

**Agent:**

**Signature:**

**Date:**

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application. Required information must be submitted with the checklist(s) for the application to be considered complete.

## CRITICAL AREAS REPORT CHECKLIST

### General Requirements

The critical area report must be prepared by a "Qualified Professional" as defined in Section 14.100.13 of the Aberdeen Municipal Code (AMC). The report must use scientifically valid methods and studies in the analysis of data and field reconnaissance and must reference the source of science used.

A report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations previously prepared for and applicable to, the development proposal site, as approved in advance by the Community Development Director.

Please provide 1 original and 1 electronic copy of the critical areas report. The critical areas report includes this checklist and the information outlined below:

- The name and contact information of the applicant, a description of the proposal and identification of the permit(s) requested.
- A copy of the site plan for the development proposal showing:
  1. Identified critical areas, buffers (*if applicable*) and the development proposal with dimensions.
  2. Limits of any areas to be cleared; and
  3. A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations, consistent with the current edition of the City of Aberdeen building standards.
- The names and professional qualifications of the persons preparing the report and documentation of any fieldwork performed on the site.
- Identification and characterization of all critical areas, wetlands, water bodies and buffers adjacent to the proposed project area.
- A statement specifying the accuracy of the report and all assumptions made and relied upon.
- An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development.
- An analysis of site development alternatives.
- A description of reasonable efforts made to apply mitigation sequencing pursuant to Section 14.100.701 AMC to avoid, minimize and mitigate impacts to critical areas;
- Plans for adequate mitigation, as needed, to offset any impacts, in accordance with Section 14.100.070 through 14.100.074 AMC including, but not limited to:
  1. The impacts of any proposed development within or adjacent to a critical area or buffer to the critical area; and
  2. The impacts of any proposed alteration of a critical area or buffer on the development proposal, other properties and the environment.
- A discussion of the performance standards (defined in code) and requirements applicable to the critical area and proposed activity.
- Financial guarantees to ensure compliance, if applicable.
- Additional information required for the specific type of critical area as specified by the Community Development Director in pre-application meetings.

## CRITICAL AREAS REPORT CHECKLIST

### Critical Areas Report - Checklist for Wetland Areas

For a proposal for alteration of a wetland area or its buffer, the CA Report must meet the requirements and include the information described below.

A CA report for wetlands must be prepared by a qualified professional who is a certified professional wetland scientist or a non-certified professional wetland scientist with a minimum of 5 years of experience preparing wetland reports.

The wetlands CA report must address the following areas:

1. The project area of the proposed activity;
2. All wetlands and recommended buffers within 300 feet of the project area; and
3. All shoreline areas, water features, flood plains and other critical areas and related buffers within 300 feet of the project area.

#### ***For wetlands that have not been pre-assessed by the City according to Section 14.100.250.C AMC:***

- A written assessment and accompanying maps of the wetlands and buffers within 300 feet of the project area, including the information required by Section 14.100.220.C.1 AMC.
- Functional evaluation for the wetland and adjacent buffer using a local or state agency staff-recognized method and including the reference of the method and all data sheets.

#### ***For wetlands that have been pre-assessed by the City according to Section 14.100.250.C AMC:***

- A written assessment and accompanying maps of the wetlands and buffers within 300 feet of the project area, including the following information at a minimum:
  1. Wetland delineation & required buffers; and
  2. Topographic elevations, at 2 foot contours.

#### ***For all wetlands:***

- A discussion of measures, including avoidance, minimization and mitigation, proposed to

preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity.

- A habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and wetland functions.
- Proposed mitigation, if needed, including a written assessment and accompanying maps of the mitigation area, including information required by Section 14.100.072 & 14.100.261 AMC.
- A scaled map of the proposed development site and adjacent areas. A discussion of ongoing management practices that will protect wetlands after the project site has been developed; including proposed monitoring and maintenance programs.
- A bond estimate for the installation ( including site preparation, plant materials and installation, fertilizers, mulch, stakes) and the proposed monitoring and maintenance work for the required number of years.
- A description of how the applicant intends to meet the requirements of Section 14.100.074 AMC, Bonds to Ensure Mitigation, Maintenance and Monitoring.
- How the applicant proposes to comply with Section 14.100.080 AMC, Notice on Title.
- Additional information requested by the City.

## CRITICAL AREAS REPORT CHECKLIST

### Critical Areas Report Checklist for Geologically Hazardous Areas

For activities conducted within 50 feet of a landslide, erosion area or in any other geologically hazardous area, the CA report must meet the requirements and include the information described below.

The report must be prepared by a geotechnical engineer or geologist as defined in Section 14.100.430 AMC.

The following areas must be addressed in a CA report for geologically hazardous areas:

1. The project area of the proposed activity; and
2. All geologically hazardous areas within 200 feet of the project area or that have potential to be affected by the proposal.

A valid geotechnical report that has been prepared within the last 5 years for a specific site may be incorporated into the required CA report if it meets the requirements of Section 14.100.430.D. AMC.

- An assessment of geological hazards & site plans as required by Section 14.100.430.C.1 AMC.
- An assessment of geologic characteristics and engineering properties of soils, sediments or rock in the project area & potentially affected adjacent properties & a review of site history regarding landslides, erosion & prior grading, as required by Section 14.100.430.C.1 AMC.
- A geotechnical analysis including a detailed description of the project, its relationship to the geologic hazard(s) and its potential impact upon the hazard area, the subject property and affected adjacent properties.
- A recommendation for the minimum no-disturbance buffer and minimum building setback from any geologic hazard based upon the geotechnical analysis.
- When hazard mitigation is required, a hazard mitigation plan according to Section 14.100.430.E AMC is required.

### *Additional requirements for erosion, landslide and extreme slope hazard areas:*

- A site plan for the proposal showing the elements described in Section 14.100.440.A.1 AMC.
- A geotechnical analysis including the elements described in Section 14.100.440.A.2 AMC.
- A hazards analysis including the elements described in Section 14.100.440.A.3 AMC.
- For activities in a landslide hazard area, a geotechnical engineering report containing the elements in Section 14.100.440.A.4 AMC.
- For any development proposal on site containing an erosion hazard area, an erosion & sediment control plan prepared in compliance with requirements set forth in the city's construction standards.
- A drainage plan for the collection, transport, treatment, discharge and/or recycle of water and considering on-site septic system disposal volumes where the additional volume will affect the erosion or landslide hazard area.
- Hazard and environmental mitigation plans for erosion/landslide hazard areas must include the location & methods of drainage, surface water management, locations & methods of erosion control, a vegetation management and/or replanting plan or other means for maintaining long term soil stability.
- Additional information required by the Director.

### *Additional requirement for seismic hazard areas*

A CA report will be required for a proposal within a seismic hazard area if the city deems a report is necessary to determine that the proposal conforms to applicable building codes, especially as these apply to protection of structures from seismic events.

- The site map must show all known and mapped faults within 200 hundred feet of site or that have potential to be affected by the proposal.

## CRITICAL AREAS REPORT CHECKLIST

- The hazards analysis must include a complete discussion of the potential impacts of seismic activity on the site (for example, forces generated and fault displacement).
- A geotechnical engineering report must evaluate the physical properties of the subsurface soils, especially the thickness of unconsolidated deposits and their liquefaction potential. If it is determined that the site is subject to liquefaction, mitigation measures appropriate to the scale of the development shall be recommended and implemented.

### *Additional Requirements for Tsunami Hazard Areas*

A Critical Area Report is **not required** for:

1. Activities related to the development or modification of a single-family residence in a tsunami hazard area, or
2. For activities exempt or allowed by Chapter 14.100 AMC.

For all other activities in a tsunami hazard zone you must submit:

- A site plan that shows all areas within 200 feet of the project area that have potential to be inundated by wave action derived from a seismic event.
- A hazards analysis that includes a complete discussion of the potential impacts of the tsunami hazard on the site.
- An emergency management plan that includes plans for building emergency exit routes, site evacuation routes, emergency training, notification of local emergency management officials and an emergency warning system.

### *Additional requirements for other Geologically Hazardous Areas*

The Director may require additional information to be included in the CA report when determined necessary to the review the proposed activity and the subject hazard, including but not limited to the following:

- A site plan that shows all hazard areas located within 200 feet of the project area or that have potential to be affected by the proposal.
- A geotechnical analysis that includes a complete discussion of potential impacts of the hazard on the project area & of the proposal on the hazard.

### **Fish and Wildlife Conservation Habitat Area**

For a proposal for alteration of a Fish & Wildlife Habitat Conservation Area or its buffer, the CA report must meet the requirements and include the information described below. A CA report for Fish & Wildlife Conservation area must be prepared by a qualified professional who is a biologist with experience preparing reports for the relevant type of habitat.

The following areas shall be addressed in a CA report for habitat conservation areas:

1. The project area of the proposed activity;
  2. All habitat conservation areas and recommended buffers within 300 feet of the project area; and
  3. All shoreline areas, floodplains, other critical areas and related buffers within 300 feet of the project area.
- A habitat assessment including the elements required by Section 14.100.520.C AMC.
  - When appropriate, due to the type of habitat or species present or the project area conditions, a habitat management plan including the elements described in Section 14.100.520.D.
  - When compensatory mitigation is required (code reference), a compensatory mitigation plan with sufficient information to demonstrate that the proposed activities are logistically feasible, constructible, ecologically sustainable and likely to succeed. The plan will include requirements of Section 14.100.072 & 14.100.560 AMC.